

**Attachment B**

**Figueroa Corridor Partnership  
Business Improvement District  
Engineer's Report**

**Los Angeles, California  
February 2012**

***Prepared by:*  
Kristin Lowell Inc.**

*Prepared pursuant to the State of California  
Property and Business Improvement District Law of 1994  
And Article XIII D of the California Constitution  
to create a property-based business improvement district*

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## ENGINEER'S STATEMENT

This Report is prepared pursuant to Section 36600 et seq. of the California Streets and Highways Code (the "Property and Business Improvement District Law of 1994" as amended) (herein after "State Law") and pursuant to the provisions of Article XIII D of the California Constitution (Proposition 218).

The Figueroa Corridor Partnership Property Based Business Improvement District ("District") will provide activities either currently not provided, or not provided to the same degree, by the City of Los Angeles. These activities will specially benefit individual assessed parcels in the Figueroa Corridor area. Every individual assessed parcel within the District receives special benefit from the clean and safe activities and the economic development. Only those parcels within the District receive the special benefit of these proposed activities (Exhibit A); parcels contiguous to and outside the District do not receive the service or special benefit from the proposed activities.

The duration of the proposed District is five (5) years commencing January 1, 2013. An estimated budget for the DISTRICT improvements and activities is set forth in Exhibit E. Assessments will be subject to an annual increase of up to 5% per year as determined by the Owners' Association and will vary between 0 and 5% in any given year. Funding for the District improvements and activities shall be derived from a property-based assessment of each assessed parcel in the District. A detailed description of the methodology for determining the proportional special benefit each parcel receives from the service and the assessment for each parcel is set forth in Exhibit E.

This Report includes the following attached Exhibits:

- EXHIBIT A:** Activities
- EXHIBIT B:** District Boundary
- EXHIBIT C:** Special and General Benefits
- EXHIBIT D:** Publicly Owned Parcels
- EXHIBIT E:** Proportional Special Benefits
- EXHIBIT F:** Cost Estimate
- EXHIBIT G:** Apportionment Method
- EXHIBIT H:** Assessment Roll

Respectfully submitted,



*Terrance E. Lowell*  
Terrance E. Lowell, P.E.

## EXHIBIT A: ACTIVITIES

The name of the proposed Property-based Business Improvement District is the Figueroa Corridor Partnership Business Improvement District (the "District"). The District is being re-established pursuant to Section 36600 et seq. of the California Streets and Highways Code, The "Property and Business Improvement District Law of 1994 as amended", hereinafter referred to as State Law.

Developed by the Figueroa Corridor Partnership Board of Directors, the Figueroa Corridor Partnership Business Improvement District Management Plan is proposed to improve and convey special benefits to assessed parcels located within the Figueroa Corridor Partnership Business Improvement District area. The District will provide continued activities, including clean & safe, communication/development, and administration. Each of the programs is designed to meet the goals of the District; to improve the safety of each individual assessed parcel within the District, to increase building occupancy and lease rates, to encourage new business development; and attract ancillary businesses and services for assessed parcels within the District. The parcel land uses within the boundaries of the District are a mix of public and private owned commercial, education, museum, religious, mixed-use student housing, and student housing zoned R4 and above. Services and improvements provided by the District are designed to provide special benefits in the form of improving the economic and environmental vitality by increasing building occupancy and lease rates, encouraging new business development, attracting student related serving businesses and services, and encouraging commerce, to the commercial, education, museum, religious, mixed-use student housing, and student housing parcels zoned R4 and above.

The District will provide activities either currently not provided, or not provided to the same degree, by the City of Los Angeles. These activities will specially benefit individual assessed parcels in the District. Every individual assessed parcel within the District will receive special benefit from the clean and safe activities, communication/development, and administration. Only those assessed parcels within the District receive the special benefit of these proposed activities as explained later in this Exhibit A; parcels contiguous to and outside the District do not receive the service or special benefit from the proposed activities.

The following narrative explains the activities for the District's first year of operation. Final activities and budgets will be subject to the review and approval of the Figueroa Corridor Partnership Board of Directors and City Council.

In general the activities consist of: Safe and Clean, Communication/Development; and Administration. The Safe and Clean Activity consists of Sidewalk Sweeping and Cleaning, Graffiti Removal, Trash Removal, and Removal of Illegal Dumping. The activities are explained more fully within this Exhibit. Because of the diverse nature of assessed parcels within the District, the District is divided into four zones, referred to as Tiers in this report to better focus the special benefit an assessed parcel will receive. Within the four tiers, the activities of Sidewalk Sweeping and Cleaning, Graffiti Removal and Trash Can Pick-up,

have different levels of service and the special benefit derived from those activities is apportioned on the basis of level of service, along with other factors, see Exhibit E.

See Exhibit B for a description of the Tier boundaries.

## **Safe and Clean Activities**

The Safe and Clean Activities consists of two parts: Safe Team and Clean Team, explained as follows. These two teams combined make up the Safe and Clean Activities.

The budget for these two activities includes funds for the activities as well as funds for the supervision of each. See the Figueroa Corridor Partnership Business Improvement District Management Plan for a detail description of the budget.

### **Safe Team Activity**

The Safety Activity will provide security services for the individual parcels located within the District in the form of patrolling bicycle personnel, walking patrols and car patrols. The purpose of the Safe Team Activity is to prevent, deter and report illegal activities taking place on the streets, sidewalks, storefronts, parking lots and public alleys. The presence of the Safe Team Program is intended to deter such illegal activities as vandalism, graffiti, blocked sidewalks, encampments, narcotic use or sales, public urination, trespassing, drinking in public, prostitution, illegal panhandling, illegal vending, and illegal dumping. The Program will supplement, not replace, other ongoing police, security and patrol efforts within the District. The Safe Team Activity maintains communication with the Los Angeles Police Department (LAPD) area patrols and reports illegal activities to the LAPD. The Safe Team also reports quality-of-life violations to the appropriate government agencies, such as the City Department of Building & Safety, the Bureau of Street Services, etc. The Safe Team Activity will only provide its services within the District boundaries. The special benefit to assessed parcels from these activities is improved safety for employees, customers and park visitors and increased commercial activity to the commercial buildings which directly relates to increases in lease rates and customer usage..

### **Clean Team Activity**

In order to consistently deal with cleaning issues, a Clean Activity will continue to be provided as it has for the last fifteen years. A multi-dimensional approach has been developed consisting of the following elements. The clean team will only provide service to properties within District boundaries. The special benefit to assessed parcels from these activities is increased commercial activity which directly relates to increases in lease rates and customer usage.

**Sidewalk Sweeping and Cleaning:** Tier 1, 2, & 4 streets only. Uniformed, radio equipped personnel sweep litter, debris and refuse from sidewalks and gutters of the District. District personnel will pressure wash the sidewalks on a scheduled and uniform basis. Paper signs and handbills that are scotch taped or glued on property, utility boxes, poles and telephones are removed. Illegal signage within the District will be reported to the appropriate City department and if authorized to do so will be removed by District personnel.

**Trash Collection:** All Tiers. Collector truck personnel collect trash from sidewalk trash receptacles.

**Graffiti Removal:** All Tiers. Painters remove graffiti by painting, using solvent and

pressure washing. The District maintains a zero tolerance graffiti policy. An effort is made to remove all tags within 24 hours on weekdays.

**Weed Abatement:** Tier 1, 2, & 4 streets only. Weeds are removed as they become unsightly or as needed.

**Special Collections:** All Tiers. District trucks are often called to assist LAPD to dispose of illegal food vendors' inventory. They are also dispatched to collect stolen shopping carts and large bulky items illegally dumped in the District.

### **Communication/Development**

It is important to not only provide the activities in the District, but to tell the story of improvement in the District so that potential customers for the District parcels, which are a mix of public and private owned commercial, education, museum, religious, mixed-use student housing, and student housing zoned R4 and above, are attracted to the District through positive communication. The special benefit to District parcels is increased commercial activity which directly relates to increases in lease rates, reduced vacancies and enhanced commerce.. Some of the communication/economic development activities being considered are:

- Image and Communication activities, newsletters, website development to support local businesses, and District activities.
- Public and Media Relations.
- Development of District image pieces.

The budget for this activity includes, among other things, funds for the annual report, marketing consultant, newsletter and the supervision of this program. See the Figueroa Corridor Partnership Business Improvement District Management Plan for a detail description of the budget.

### **Management**

The day to day operations and five year planning for the District are managed by a professional staff that requires centralized administrative support. Management staff oversees all the District's activities which are delivered seven days a week. Management staff actively works on behalf of the District parcels to insure that City and County services and policies support the District and that the assessment revenues are spent only to provide the special activities to the assessed parcels within the District and not to properties outside the District. The special benefit to assessed parcels from this activity is the effective and efficient delivery of the Safe and Clean Activity and Communication/Development Activity. Without the management and administration the assessed properties could not receive the special benefit of the two key activities. All the special benefits the assessed parcels receive is in direct correlation to the effective and efficient District management and administration.

The budget for this activity includes, among other things, funds for the top management team, as well as the usual and customary expenses of running an office, such as, rent, telecommunications, postage, insurance, etc. See the Figueroa Corridor Partnership Business Improvement District Management Plan for a detail description of the budget.

## EXHIBIT B: DISTRICT BOUNDARY

**Rationale:** The property land uses within the general boundaries of the Figueroa Corridor Partnership Business Improvement District are a mix of public and private owned commercial, education, museum, religious, mixed-use student housing, and student housing zoned R4 and above. Services and improvements provided by the District are designed to provide special benefits in the form of improving the economic and environmental vitality by increasing building occupancy and lease rates, encouraging new business development, attracting student related serving businesses and services, and encouraging commerce, to the commercial, education, museum, religious, mixed-use student housing, and student housing parcels zoned R4 and above. The District was developed to provide special benefits to the major corridors within the District. All of the services provided such as the security work provided by the Safe Team and the Cleaning work provided by the Clean Team are services that are over and above the City's baseline of services and are not provided by the City. These services are not provided outside of the District and because of the unique nature of these services focusing on the particular needs of each property within the District provide particular and distinct benefits to each of the assessed parcels within the District. Each assessed property within the District receives special benefits and is assessed regardless of property use. The goal of increased commerce is to be attained through attracting pedestrians/customers for future patronage of commercial, education, museum, religious, and mixed-use student housing establishments and services, and the renting of space in commercial, religious, educational, mixed-used buildings, and student housing zoned R4 and above.

In order to ensure that parcels outside of the District will not specially benefit from the improvements and services funded with the assessment, improvements and services will only be provided to each individually assessed parcel within the boundaries of the District. Specifically, security patrols, Cleaning personnel, and similar service providers employed in connection with the District will only patrol and provide services to each assessed parcel within the District, and will not provide services outside of District boundaries. Nor will District promotional efforts promote activities outside of District boundaries.

Northern Boundary: The northern boundary of the Figueroa Corridor Partnership Business Improvement District is the 10 Freeway. The 10 Freeway acts as a barrier on the northern boundary separating the assessed parcels within the district from those outside of the district. The 10 Freeway acts as a barrier to insure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided to individual assessed parcels within the boundaries of the District. Specifically, security patrols, cleaning personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual assessed parcels on the streets and sidewalks within the District, and will not provide services outside of District boundaries.



Eastern Boundary: The eastern boundary of the Figueroa Corridor Partnership Business Improvement District varies between the 110 Freeway and Grand Avenue. The eastern boundary from Martin Luther King Boulevard in the south to Adams Boulevard in the north is the 110 Freeway with the exception of four parcels belonging to the University of Southern California which are east of the 110 Freeway. These four parcels provide parking and student services for the University and receive District services that are designed to provide benefit to these parcels. Parcels surrounding these four parcels are industrial and manufacturing and do not receive benefit from District services which are designed to provide special benefits to the public and private owned commercial, education, museum, religious, mixed-use student housing, and student housing zoned R4 and above. Between Martin Luther King Boulevard and Adams Boulevard the 110 Freeway acts as a barrier in order to ensure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided within the boundaries of the District. The eastern boundary north of Adams Boulevard is the eastern property line of properties facing on the eastern side of Flower Street. This boundary was determined because properties within the district, including these parcels, are primarily education and commercial while properties outside the eastern district boundary are primarily industrial and manufacturing. District programs are designed to benefit commercial, education, religious, mixed-use student housing, and student housing zoned R4 and above, not industrial manufacturing. Specifically, security patrols, cleaning personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual assessed parcels on the streets and sidewalks within the District, and will not provide services outside of District boundaries.

Southern Boundary: The southern boundary of the Figueroa Corridor Partnership Business Improvement District has not changed since the District was established in 1997. The southern boundary Martin Luther King, Jr. Boulevard, is a major traffic arterial and acts as a barrier to insure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided to individual parcels within the boundaries of the District. The parcels south of the District boundaries along Martin Luther King, Jr. Boulevard are residential, rather than commercial or park related such as are within the district to the north. The north side of Martin Luther King has trash cans that are emptied by District personnel while the south side does not have trash cans. Residential parcels will not benefit from the District programs that are designed to provide special benefits to commercial, education, religious, office, mixed-use student housing, and student housing zoned R4 and above. In order to ensure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided within the boundaries of the District. Specifically, security patrols, cleaning personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual assessed parcels on the streets and sidewalks within the District, and will not provide services outside of District boundaries.

Western Boundary: The western boundary of the Figueroa Corridor Business Improvement District is both sides of Vermont Avenue. This boundary was chosen for its

mix of uses including commercial and religious uses. Parcels west of the west District boundary are zoned residential and are excluded by State Law from being included within the District and will not specially benefit from the unique improvements and services funded with the assessment, improvements. Services will only be provided to individual assessed parcels within the boundaries of the District. Specifically, security patrols, cleaning personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual assessed parcels on the streets and sidewalks within the District, and will not provide services outside of District boundaries.

**Description:** The proposed Figueroa Corridor Business Improvement District area contains all property within the following boundary description: Beginning on the southeast corner of 17<sup>th</sup> Street and the 10 Freeway go east along the southern boundary of the 10 Freeway right of way to the east side of Flower Street. At Flower Street, go south on the eastern property line of parcels facing west on Flower Street to Washington Boulevard. Turn east on Washington Boulevard along the north property line of properties on the south side of Washington Boulevard to Grand Avenue and the east property line of parcel 5126-014-904. Continue south along the east property line of parcel 5126-014-904 and turn west on 23<sup>rd</sup> Street. Turn south on the east property line of parcel 5126-018-035, then turn west on the south side of parcel 5126-018-035. Next, turn south along the east property line of parcels 5126-017-017 & 018. Turn east on the north property line of parcel 5126-018-032, then south on the east property line of parcel 5126-018-032 to Adams Boulevard. Continue west along the north side of Adams Boulevard to Flower Street. At Flower Street turn south along the west side of the 110 Freeway until Jefferson Boulevard. Turn east at Jefferson Boulevard along the south side of Jefferson to the eastern property line of parcel 5122-030-020. Turn south along the east property line of 5122-030-020, then west along the south property lines of 5122-030-020 and 5122-022-002. Turn north at Hope Street along the east side of the 110 Freeway. Turn west at Jefferson Boulevard to Flower Street. Turn south on Flower Street along the west side of the 110 Freeway to 38<sup>th</sup> St. Turn west along the south property line of parcel 5037-030-023. Turn south along the east property line of parcel 5037-031-023 and continue south to Martin Luther King, Jr. Boulevard. Turn west on the north side of Martin Luther King, Jr. Boulevard and continue west to Vermont Avenue. Turn north on Vermont Avenue along the west property line of parcels facing the west side of Vermont Avenue to 30<sup>th</sup> Place and the north property line of parcel 5054-038-023. Turn east on the north property line of parcel 5054-038-023. Turn east on Jefferson Boulevard along the north property line of parcels facing Jefferson Boulevard until Hoover Street. Turn north on Hoover Street along the western property line of parcels facing east on Hoover Street to the 10 Freeway. From the south side of the 10 Freeway turn south on Hoover Street along the eastern property line of parcels facing west on Hoover Street to Adams Boulevard. Head east on Adams Boulevard along the northern property line of parcels facing south on Adams Boulevard to St. James Place. Turn north on St. James Place and the west property line of parcel 5124-025-009. Turn east on the north property line of parcel 5124-025-009 to the western property line of parcel 5124-025-010. Turn north along the western property line of parcel 5124-025-010 to the southern property line of parcel 5124-029-016. Turn west along the south side of the property line of parcel 5124-029-016. Turn north along the west side of the property line

for parcel 5124-029-017. Turn east along the north property line of parcel 5124-029-017 and continue along the south side of 23<sup>rd</sup> Street to Figueroa Street. Turn north along the east side of the 110 Freeway and continue until the southeast corner of 17<sup>th</sup> Street and the 10 Freeway.

## **Tier Parcels**

### **Tier One Parcels include:**

- All property fronting on Figueroa Street from the 10 Freeway to Adams Boulevard.
- All property fronting on the East side of Figueroa Street from Flower Street to Martin Luther King Jr. Boulevard.
- All property fronting on the East side of Vermont Avenue from Martin Luther King Jr. Boulevard to 33<sup>rd</sup> Place.
- All property fronting on both sides of Flower Street from Figueroa Street to Adams Boulevard.
- All property fronting on both sides of Flower Street from 23<sup>rd</sup> Street to the 10 Freeway, with the exception of Los Angeles Trade Tech property.
- All property fronting on the South side of Jefferson Boulevard between Hope Street and Grand Avenue.

### **Tier Two Parcels include:**

- All property within the District fronting on Washington Boulevard from the 110 Freeway on the West and Grand Avenue on the East, with the exception of Los Angeles Trade Tech property.
- All property fronting on both sides of Jefferson Boulevard from the 110 Freeway to Vermont Avenue with the exception of Shrine Auditorium property.
- All property fronting on 32<sup>nd</sup> Street from Figueroa Street to Royal Street, with the exception of Shrine Auditorium property.
- All property fronting on streets connecting between Flower Street and Figueroa Street, including 17<sup>th</sup> Street, 18<sup>th</sup> Street, Washington Boulevard, 20<sup>th</sup> Street, 21<sup>st</sup> Street, 22<sup>nd</sup> Street, 23<sup>rd</sup> Street, Adams Boulevard, 27<sup>th</sup> Street, 28<sup>th</sup> Street, 29<sup>th</sup> Street, 30<sup>th</sup> Street, 31<sup>st</sup> Street, 32<sup>nd</sup> Street, Exposition Boulevard, 37<sup>th</sup> Street, 37<sup>th</sup> Place.
- All property fronting on the North side of Adams Boulevard from Flower Street to Grand Avenue.
- All property fronting on both sides of Hoover Street from Jefferson Boulevard to the 10 Freeway, excluding any parcels zoned R1.5 to R3.
- All property fronting both sides of Grand Avenue between Jefferson Boulevard and the railroad right-of-way.
- All property fronting Lovelace Avenue between Washington Boulevard and 21<sup>st</sup> Street.
- All property fronting Georgia Avenue between Washington Boulevard and 17<sup>th</sup> Street.
- All property fronting 17<sup>th</sup> Street between Georgia Avenue and Figueroa Street.
- All property fronting 18<sup>th</sup> Street between Georgia Avenue and Figueroa Street.
- 27<sup>th</sup> Street between Figueroa Street and the western property line of parcels 5123-015-001 & 5123-017-004.
- 28<sup>th</sup> Street between Figueroa Street and the western property line of parcels 5123-015-016 & 5123-014-021.
- 30<sup>th</sup> Street between Figueroa Street and the western property line of parcels 5123-014-016 & 5123-010-027.
- 32<sup>nd</sup> Street between Figueroa Street and the western property line of 5123-010-012 & 5123 009-007
- Martin Luther King Jr. Boulevard between Figueroa Street and Flower Drive.

**Tier Three Parcels include:**

- Exposition Park frontage on Figueroa Street, Exposition Boulevard, Vermont Avenue, and Martin Luther King Jr. Boulevard.
- Trade Tech frontage on 23<sup>rd</sup> Street, Flower Street and Washington Boulevard.
- All property fronting on both sides of Adams Boulevard from Hoover Street to Figueroa Street, excluding any parcels zoned R1 to R3.
- East side of Royal Street between Jefferson Boulevard and 32<sup>nd</sup> Street.
- Shrine Auditorium property on 32<sup>nd</sup> Street, Royal Street and Jefferson Boulevard.
- East side of Vermont between Exposition Boulevard and Jefferson Boulevard.
- North side of Exposition Boulevard between Figueroa Street and Vermont Avenue.
- East side of Hope Street between Jefferson Boulevard and Exposition Boulevard.
- Both sides of 35<sup>th</sup> Street between Hope Street and Grand Avenue.

**Tier Four Parcels include:**

- All property fronting on both sides Flower Street from 23<sup>rd</sup> Street to Adams Boulevard.
- All property fronting on both sides of Figueroa Street from Adams Boulevard to Exposition Boulevard.
- East side of Figueroa Street between Exposition Boulevard and Flower Street.

## **EXHIBIT C: SPECIAL and GENERAL BENEFITS**

The property owners within the District want to create a public private partnership with the City of Los Angeles to provide activities the City of Los Angeles no longer provides, or provides to the extent the property owners require. The "public" part of the partnership is where the City of Los Angeles forms the District which allows the special assessments to be collected on each assessed property's tax bill. The "private" part is where the assessed property owners direct The Figueroa Corridor Partnership Board of Directors to focus the use of their assessment revenues on activities the property owners want within the District. The assessed property owners assure that 100% of the activities they fund specially benefit each of the individually assessed parcels within the District. The Figueroa Corridor Partnership Board of Directors oversees the expenditure of District funds to assure that only the assessed parcels within the District receive special benefit from the District activities.

The Property and Business Improvement District Law of 1994, as amended, and the State Constitution Article XIID require that assessments be levied according to the special benefit each assessed parcel receives from the activities. Article XIID Section 4(a) in part states "only special benefits are assessed," which requires that we "separate the general benefits from the special benefits conferred on a parcel." A special benefit as defined in Article XIID "...means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large."

### **Special Benefit**

All of the District activities are to enhance and not replace or duplicate any City-provided activities. The District activities will improve the safety for employees and customers. The District will fund activities to each individual assessed parcel within the District boundary above and beyond the activities each assessed parcel receives from the City from its general property taxes. Parcels outside and contiguous to those within the District do not receive the activities that the District will provide. All special benefits derived from the assessments outlined in this report are for property-related services directly benefiting the assessed parcels in this District that support increased commerce and the goals and objectives of the business improvement District. The special benefit must affect the assessed property in a way that is particular and distinct from its effect on other parcels and that real property in general and the public at large do not share. Inasmuch as activities will be provided to each of the properties within the District boundaries and no activities will be provided to any parcel outside the District boundaries, and whereas these activities are above and beyond what the City currently provides with its General Fund, the assessments levied are only for the special benefits received. The District activities provide particular and distinct benefits only to each individual assessed parcel within the District, not to the public at large. The proposed services are narrowly defined to confer a particular and distinct benefit to the individual assessed parcels within the District. Each of the assessed parcels in the District participates in the tangible benefits from the parcel-specific safe and clean,

communication/development and administration/office activities

We determined that each of the proposed activities provides special benefit only to the individual assessed parcels within the district area. Each of the activities is designed to meet the goals of the District; to improve the economic and environmental vitality by increasing building occupancy and lease rates, encouraging new business development, attracting ancillary businesses and services, and increasing attendance at museums while encouraging commerce. A basic premise of commercial business is that increased pedestrian traffic increases the economic return to the property. The increase in pedestrian traffic is likely to encourage commerce whether it is on the first visit or in subsequent visits. All pedestrian traffic is considered to be potential customers who will become the target audience for future patronage of retail and business establishments and services, and the renting of space in commercial and residential buildings, and increasing attendance at museums. The enhanced District activities are a special benefit to each individual assessed parcel because they are intended to increase pedestrian traffic. The special benefit to individual assessed parcels from these proposed District activities exceeds the total amount of the proposed assessment.

#### **Safe and Clean**

These activities, as described in Exhibit A, are above the City's base level of services and intended to provide a cleaner and safer environment to the property owners, tenants, and visitors. The presence of the Safe Team Program is intended to deter such illegal activities as public urination, indecent exposure, trespassing, drinking in public, prostitution, illegal panhandling, illegal vending, and illegal dumping. The Cleaning activities will continue the efforts to enhance the cleanliness and image of the district. These activities are delivered specifically to the District area, thus, each individual assessed parcel located in the District specially benefits from the enhanced service levels. These services will not be delivered to any parcel outside the District boundary and are intended to meet the goals of the District as discussed above. Therefore, there is no general benefit and the increased level of Safety and Cleaning conveys a special benefit only to each of the individual assessed parcels in the District.

#### **Communication/Development,**

It is important to not only provide the activities needed in the District, but to tell the story of improvement in the District. The Communication/Development activities are intended to retain, attract, and incubate new business. This is in an effort to encourage investment dollars. In order to accomplish this, the District proposes to tell the story of improvement in the District Image by the use of communication activities, newsletters, website development to support local businesses, and District activities, public and media relations development of District image pieces.

### **Management**

This program, as described in Exhibit A, is designed to develop public/private partnerships that will enhance the goals and needs of the District area, all in an effort to increase investment dollars and commerce. The program is designed to effectively and efficiently manage the day-to-day operations of the District and ensure it is meeting its goals and objectives. The above benefits are to be provided only to the individual assessed parcels within the District boundaries. The management and administration activities are unique to the District and are necessary for the District to function properly, thus they provide a special benefit only to the individual assessed parcels in the District.

### **General Benefit**

The City's base level of services financed through the City's general fund is a general benefit to all parcels within the City's jurisdictional boundary. Any services that the City provides to the parcels in the District are a general benefit so long as those services are provided to every other parcel within the City's jurisdiction. Since the parcels within the District will receive distinct property related services over and above the base level of services that every other parcel in the City receives, the additional services solely provide a special benefit to each of the individual assessed parcels in the District. Inasmuch as all services will be provided to the assessed parcels within the District boundaries and no services will be provided outside the District boundaries and the services are unique and particular to each assessed parcel we determined there are no quantifiable general benefits that accrue to the general public. General benefits, if any, are intangible and are unquantifiable.

The California State Legislature found that assessments levied for the purpose of providing improvements and promoting activities that benefit real property are not taxes for the general benefit of a city, but are assessments for the improvements and activities which confer special benefits upon the real property for which the improvement and activities are provided. (Streets and Highways Code section 36601(d))



## **EXHIBIT D: PUBLICLY OWNED PARCELS**

### ***Public Property Special Benefits***

The District will provide all the activities to all publicly owned parcels within the District, including, but not limited to, those owned by the City of Los Angeles Community Redevelopment Agency, Los Angeles Community College District, Los Angeles Unified School District, County of Los Angeles and the State of California. The public owned parcels are used in a manner similar to commercial uses where people engage in business activities whether it be an office building where employees work or a school where faculty work and students attend. Each of the District activities is designed to meet the goals of the District; to improve the economic and environmental vitality encourage new business development, attract ancillary businesses, enhance use of parks and increase attendance at museums.

All publicly-owned parcels will pay their proportional share of costs based on the special benefits conferred to those individual parcels. Article XIID of the California Constitution was added in November 1996 and provides for these assessments. It specifically states in Section 4(a) that "Parcels within a district that are owned or used by any agency...shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit."

A list of the publicly-owned parcels and their respective assessments are listed in Exhibit H.

## **EXHIBIT E: PROPORTIONAL SPECIAL BENEFITS**

### **Methodology**

"No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel." Article XIID Sec. 4. Determining the proportionate special benefit among the parcels of real property within the proposed district which benefit from the proposed Improvements is the result of a four-step process:

1. Defining the proposed activities
2. Defining how each parcel specially benefits from the proposed activities.
3. Determining the amount of special benefit each parcel receives,
4. Determining the proportional special benefit a parcel receives in relation to the amount of special benefit all other parcels in the District receive

### **Defining the Proposed Activities**

A description of activities received by each Tier:

#### **Tier 1**

Security Patrol 7 days a week  
Sidewalk sweeping and cleaning and weed removal 6 days a week  
Graffiti removal, trashcan pick-up, and special trash collection 6 days a week  
Shared marketing and administration with all tiers

#### **Tier 2**

Security Patrol 7 days a week  
Sidewalk sweeping and cleaning and weed removal 3 days a week  
Graffiti removal, trashcan pick-up, and special trash collection 6 days a week  
Shared marketing and administration with all tiers

#### **Tier 3**

Security Patrol 7 days a week  
No sidewalk sweeping and cleaning and weed removal.  
Graffiti removal, trashcan pick-up and special trash collection 6 days a week  
Shared marketing and administration with all tiers

#### **Tier 4**

Security Patrol 7 days a week  
Sidewalk sweeping and cleaning and weed removal 7 days a week  
Graffiti removal, trashcan pick-up and special trash collection 7 days a week  
Shared marketing and administration with all tiers

### ***How the Activities Benefit Each Assessed Parcel***

Because the activities are directed to improve the safety along each parcels assessed street frontage, and to enhance the image of all assessed parcels within the District, the special benefit each assessed parcel will receive is a function of each assessed parcel's exposure on the streets; the street frontage of each assessed parcel is the most appropriate factor to use in apportioning special benefits to each assessed parcel, along with the frequency of service each assessed parcel receives from the Sidewalk Sweeping and Cleaning and the Graffiti Removal and Trash Can Pick-up activities. Special circumstances such as an assessed parcel's location within the District area and need and/or frequency for services are carefully reviewed relative to the specific and distinct type of activities to be provided by the District in order to determine the appropriate levels of assessment.

This reflects the fact that services delivered to assessed parcels in the District benefit assessed parcels in relation to their exposure on the streets. The assessed parcels street frontage has been classified in four tiers because of a differing need for activities and a different level of use of the streets within the District. Each tier receives a different level of services and has a different level of assessment.

The methodology to levy assessments upon real property that receives special benefits from the improvements and activities of the District is street front footage and level of service for the activities. Street front footage is relevant to the street level usage of a parcel. Parcels are assessed for all street frontages. Parcels with more than one street frontage such as corner lots or whole block parcels are assessed for the sum of all the parcels' street frontage.

## EXHIBIT F: COST ESTIMATE

### 2013 Operating Budget

The following table outlines the DISTRICT maximum assessment operating budget for calendar year 2013.

Activity	Tier 1	Tier 2	Tier 3	Tier 4	TOTAL
Safe and Clean	\$312,248	\$407,385	\$117,846	\$186,438	\$1,023,917
Communication	\$9,931	\$18,066	\$11,132	\$4,869	\$43,998
Administration	\$31,573	\$57,438	\$35,391	\$15,480	\$139,882
<b>TOTAL</b>	<b>\$353,752</b>	<b>\$482,889</b>	<b>\$164,369</b>	<b>\$206,787</b>	<b>\$1,207,797</b>

### Budget Notations

1. Assessments will be subject to an annual increase of up to 5% per year as determined by the Owners Association and will vary between 0% and 5% in any given year.

## **EXHIBIT G: SPECIAL BENEFIT APPORTIONMENT METHOD**

### **General**

As previously discussed the four tiers receive varying levels of service based on each zone's demand for services. The State Law and State Constitution Article XIII D require that special assessments be levied according to the special benefit each parcel receives from the improvements. In order to match assessment rates to benefits, four benefit zones or tiers classifying street front footage have been created within the District. The levels of appropriate service delivery within each tier were determined by analyzing current service delivery needs, pedestrian activity, population density and projecting future needs over the term of the District to produce a common level of safety and cleanliness throughout the District.

Tier 1 and 4 streets are major corridors with high concentrations of pedestrian activity and will receive a different level of special benefit in the form of increased frequency of sidewalk sweeping and cleaning. Tier 1 and 4 parcels pay 100% of their proportionate special benefit. Tier 2 streets are side streets between major corridors and have different pedestrian use patterns than the major corridors which are in Tier 1 and 4. Tier 2 streets require a different frequency of sidewalk services to match the different use patterns. Tier 2 parcels pay 100% of their proportionate special benefit received. Tier 3 streets have the lowest frequency of pedestrian use in the District. Tier 3 streets require a different frequency of cleaning services to match the different use pattern. Tier 3 parcels pay 100% of their proportionate special benefit received. Each tier's assessment rate was calculated by determining the expense for the services provided in that area and then spreading the expenses over the total assessed Street Front Footage for that Tier. Service details are provided below for each Tier.

Each tier's special benefit assessment rate is calculated using:

1. Each Tier's level of service for each activity,
2. The budget for each activity,
3. The total street frontage for each Tier,
4. The weighted total street frontage (based on level of service) for each activity for each Tier
5. Apportioning the budget for each activity for each Tier based on level of service (weighted street frontage where appropriate)
6. Calculating each Tier's apportioned budgeted (a summation of the individual activity budgets for each Tier),
7. Calculating the per linear footage budget for each Tier (a unit of one foot for each Tier), and
8. Example calculation for an assessed parcel.

## **1. Level of Service for Each Activity by Tier**

### **Tier 1**

Security Patrol 7 days a week provided by an average of 9 ambassadors  
Sidewalk sweeping and Cleaning and weed removal 6 days a week  
Graffiti removal, trashcan pick-up and special trash collection 6 days a week  
Shared marketing and administration with all tiers

### **Tier 2**

Security Patrol 7 days a week provided by an average of 9.5 ambassadors  
Sidewalk sweeping and Cleaning and weed removal 3 days a week  
Graffiti removal, trashcan pick-up and special trash collection 6 days a week  
Shared marketing and administration with all tiers

### **Tier 3**

Security Patrol 7 days a week provided by an average of 7 ambassadors  
No sidewalk sweeping and Cleaning and weed removal.  
Graffiti removal, trashcan pick-up and special trash collection 6 days a week  
Shared marketing and administration with all tiers

### **Tier 4**

Security Patrol 7 days a week provided by an average of 8.5 ambassadors  
Sidewalk sweeping and Cleaning and weed removal 7 days a week  
Graffiti removal, trashcan pick-up and special trash collection 7 days a week  
Shared marketing and administration with all tiers

## **2. Budget for Each Activity, see Management Plan for more detail**

### **Security Patrol**

#### **Basic Service**

Shared across all Tiers: \$361,760 based on 7 ambassadors

#### **Extra Service by Tier**

Tier 1: \$81,472 provides for 2.0 extra ambassadors

Tier 2: \$101,840, provides for 2.5 extra ambassadors

Tier 3: No extra service

Tier 4: \$61,104, provides for 1.5 extra ambassadors

### **Sidewalk Sweeping and Cleaning, and Weed Removal**

Shared by Tiers 1, 2 and 4 based on level of service: \$311,797

### **Graffiti Removal, Trash Can Pick-up, and Special Trash Collection**

Shared by all Tiers based on level of service: \$105,944,

### **Communication/Development**

The budget for this activity is \$43,998 and provides special benefit equally to all assessed parcels; shared by all Tiers.

### **Administration**

The budget for this activity is \$139,882 and provides special benefit equally to all assessed parcels; shared by all Tiers

### 3 and 4. Street Frontage and Weighted Street Frontage (to Reflect Levels of Service)

#### Security Patrol

The budget for Basic Security is apportioned on street frontage across all Tiers. The budget for Extra Security is prepared for each Tier using the increase in cost for the extra ambassadors for each Tier; therefore there is no separate need to apportion the budget for the special benefit based on level of service.

#### Sidewalk Sweeping and Cleaning, and Weed Removal

The special benefit is apportioned on the basis of level of service and street frontage. The special benefit is apportioned on "weighted" street frontage to account for the different level of service for the three Tiers that receive the service.

#### Weighted Street Frontage for Sidewalk Sweeping and Cleaning, and Weed Removal

	Street Frontage, linear foot	Level of Service, Times/week	Weighted street frontage, based on Service	Percent of Total, based on weighted street frontage
Tier 1 streets	18,856	6	113,136	40.30
Tier 2 streets	34,303	3	102,909	36.65
Tier 3 streets	21,136	0	0	0
Tier 4 streets	9,245	7	64,715	23.05
<b>Total</b>	<b>83,540</b>		<b>280,760</b>	<b>100.00</b>

#### Graffiti Removal, Trashcan Pick-up and Special Trash Collection

The special benefit is apportioned on the basis of level of service and street frontage. The special benefit is apportioned on "weighted" street frontage to account for the different level of service for the four Tiers that receive the service.

#### Weighted Street Frontage for Graffiti Removal, Trashcan Pick-up and Trash Collection

	Street Frontage, linear foot	Level of Service, Times/week	Weighted street frontage, based on Service	Percent of Total, based on weighted street frontage
Tier 1 streets	18,856	6	113,136	22.16
Tier 2 streets	34,303	6	205,818	40.32
Tier 3 streets	21,136	6	126,816	24.84
Tier 4 streets	9,245	7	64,715	12.68
<b>Total</b>	<b>83,540</b>		<b>510,485</b>	<b>100.00</b>



## Communication/Development and Administration

	Street Frontage, linear foot	Percent of Total, based street frontage
Tier 1 streets	18,856	22.57
Tier 2 streets	34,303	41.06
Tier 3 streets	21,136	25.30
Tier 4 streets	9,245	11.07
<b>Total</b>	<b>83,540</b>	<b>100.00</b>

### 5. Budget Apportionment based on Level of Service, percent

The budget for Extra Security is prepared using the increase in cost for the extra ambassadors for each Tier, therefore there is no separate percentage apportionment for Extra Security, see the budget amount above under Item 2 and below under item 6.

Activity	Tier 1	Tier 2	Tier 3	Tier 4	Total
<b>Security</b>					
<b>Basic</b>	22.57	41.06	25.30	11.07	100.00
<b>Extra, Based on budget not on percentage</b>					
<b>Sidewalks, etc.</b>	40.30	36.65	0	23.05	100.00
<b>Graffiti Removal, etc.</b>	22.16	40.32	24.84	12.68	100.00
<b>Comm/Dev.</b>	22.57	41.06	25.30	11.07	100.00
<b>Administration</b>	22.57	41.06	25.30	11.07	100.00

### 6. Apportioned Budget, dollar amount

The amounts in this table are obtained by multiplying the percentages above (except in the case of the Extra Security activity which budget amount is a direct result of budgeting the extra cost for ambassadors for each Tier) by the budget amounts for the activity, see item 2 above.

Activity	Tier 1	Tier 2	Tier 3	Tier 4	Total
<b>Security</b>					
<b>Basic</b>	\$81,654	\$148,545	\$91,527	\$40,034	\$361,760
<b>Extra</b>	\$81,472	\$101,841	\$0	\$61,104	\$244,416
<b>Subtotal</b>	\$163,126	\$250,385	\$91,527	\$101,138	\$606,176
<b>Sidewalks, etc.</b>	\$125,643	\$114,285	\$0	\$71,869	\$311,797



<b>Graffiti Removal, etc.</b>	\$23,480	\$42,715	\$26,319	\$13,431	\$105,944
<b>Comm/Dev.</b>	\$9,931	\$18,066	\$11,132	\$4,869	\$43,998
<b>Administration</b>	\$31,573	\$57,438	\$35,391	\$15,480	\$139,882
<b>Total</b>	\$353,752	\$482,890	\$164,368	\$206,787	\$1,207,797

## 7. Per Linear Footage Assessment

The budget amount per Tier is divided by the total linear footage of assessed parcels within a Tier to arrive at a linear footage amount, see the following table.

	<b>Tier 1</b>	<b>Tier 2</b>	<b>Tier 3</b>	<b>Tier 4</b>	<b>Total</b>
<b>Budget</b>	\$353,752	\$482,890	\$164,368	\$206,787	\$1,207,797
<b>Linear Feet of Street Frontage</b>	18,856	34,303	21,136	9,245	85,416
<b>Percent of Total Linear Feet of Street Frontage</b>	22.57%	41.06%	25.30%	11.07%	100.00%
<b>Assessment per foot</b>	<b>\$ 18.7607</b>	<b>\$ 14.0772</b>	<b>\$ 7.7767</b>	<b>\$ 22.3674</b>	

## 8. Example Calculation for an Assessed Parcel

### Tier 1

An assessed parcel with only one street frontage

APN 5054-038-023

45-linear feet front footage

Assessment amount: 45 multiplied by \$18.7607 = \$844.23

### Tier 1 and Tier 2

An assessed parcel with two street frontages

APN 5126-011-020

100-linear feet Tier 1, 121-linear feet Tier 2

Assessment amount: 100 multiplied by \$18.7607 plus 121 multiplied by \$14.0772 = \$3,579.41

## EXHIBIT H: ASSESSMENT ROLL

The total assessment amount for 2013 is \$1,207,797 apportioned as follows:

APN	Owner	Site Address	Tier1	Tier2	Tier3	Tier 4	2013 Asmt	%
5037-028-908	California Science Center (expo park)	Figueroa St.	0	0	1033		\$8,033.31	0.67%
5037-028-907	California Science Center (expo. park)	Figueroa St.	0	0	199		\$1,547.56	0.13%
	California Science Center (expo. park) Total						\$9,580.88	0.79%
5037-027-931	City of LA				175		\$1,360.92	0.11%
5037-027-936	City of LA				488		\$3,795.02	0.31%
5037-028-902	City of LA	Exposition Blvd.	0	0	365		\$2,838.49	0.24%
5039-020-912	City of LA		0	95	0		\$1,337.33	0.11%
5123-008-909	City of LA		0	96	0		\$1,351.41	0.11%
5124-001-900	City of LA	2301 S. Union St	0	411	0		\$5,785.73	0.48%
5124-008-902	City of LA		0	53	0		\$746.09	0.06%
5124-008-903	City of LA	2432 S. Hoover	0	54	0		\$760.17	0.06%
5124-008-904	City of LA	2416 S. Hoover	0	53	0		\$746.09	0.06%
5124-009-902	City of LA		0	286	0		\$4,026.08	0.33%
5124-009-903	City of LA		0	170	167		\$3,691.83	0.31%
	City of LA Total						\$26,439.16	2.19%
5040-030-905	Community Redevelopment Agency	S. Vermont Ave.	196	0	0		\$3,677.10	0.30%
5123-001-900	Community Redevelopment Agency	2600 S. Hoover St	0	274	200		\$5,412.49	0.45%
	Community Redevelopment Agency Total						\$9,089.59	0.75%
5126-011-900	LA Community College District	419 W. Washington Blvd.	134	132	0		\$4,372.13	0.36%
5126-011-901	LA Community College District	1838 S. Flower St.	50	0	0		\$938.04	0.08%
5126-014-904	LA Community College District	2100 S. Flower St.	0	0	2936		\$22,832.35	1.89%
	LA Community College District Total						\$28,142.51	2.33%
5123-008-905	LAUSD		0	140	0		\$1,970.81	0.16%
5123-008-910	LAUSD		0	168	0		\$2,364.97	0.20%
	LAUSD Total						\$4,335.78	0.36%
5037-024-900	Los Angeles County	3965 S. Vermont Ave.	236	0	0		\$4,427.53	0.37%
5126-009-900	Los Angeles County	1816 S. Figueroa St.	150	0	0		\$2,814.11	0.23%
5126-009-901	Los Angeles County	1819 S. Flower St.	100	0	0		\$1,876.07	0.16%
5126-009-902	Los Angeles County	1823 S. Flower St.	50	0	0		\$938.04	0.08%
5126-009-903	Los Angeles County	1825 S. Flower St.	50	0	0		\$938.04	0.08%
	Los Angeles County Total						\$10,993.78	0.91%
5037-030-902	MTA	Flower St. & W 37th St.	130	90	0		\$3,705.84	0.31%
	MTA Total						\$3,705.84	0.31%
5037-027-933	State of Calif. (expo.park)	933 W. Martin Luther King Jr. Blvd.	0	0	284		\$2,208.58	0.18%
5037-028-912	State of Calif. (expo.park)	3800 S. Vermont Ave.	0	0	50		\$388.83	0.03%
5037-028-913	State of Calif. (expo.park)	3796 S. Vermont Ave.	0	0	50		\$388.83	0.03%
5037-028-914	State of Calif. (expo.park)	3798 S. Vermont Ave.	0	0	50		\$388.83	0.03%
5037-027-915	State of California (expo park)	Figueroa St.	0	0	540		\$4,199.41	0.35%
5037-027-910	State of California (expo. park)	Figueroa St.	0	0	1442		\$11,213.98	0.93%
5037-027-937	State of California 6th District(expo. park)	Figueroa St.	0	0	1036		\$8,056.64	0.67%
5037-028-900	State of California, 6th Dist. Agr. Assn. (expo.park)	900 Exposition Blvd.	0	0	175		\$1,360.92	0.11%
5037-028-901	State of California, 6th Dist. Agr. Assn. (expo.park)	Vermont Ave./Exposition Blvd.	0	0	493		\$3,833.91	0.32%
5037-028-904	State of California, 6th Dist. Agr. Assn. (expo.park)	Vermont Ave.	0	0	350		\$2,721.84	0.23%
5037-028-905	State of California, 6th Dist. Agr. Assn. (expo.park)	700 State Dr.	0	0	1659		\$12,901.52	1.07%
	State of California (expo.park) Total						\$47,663.30	3.95%
5037-030-901	State of California	Flower St.	57	0	0		\$1,069.36	0.09%
	State of California Total						\$1,069.36	0.09%
	Total All Government Parcels						\$141,020.18	11.68%

APN	Site Address	Tier1	Tier2	Tier3	Tier 4	2013 Asmt	%
5037-018-006	3785 S. Vermont Ave.	50	0	0		\$938.04	0.08%
5037-018-009	3787 S. Vermont Ave.	150	0	0		\$2,814.11	0.23%
5037-018-014	3793 S. Vermont Ave.	50	0	0		\$938.04	0.08%
5037-018-044	3775 S. Vermont Ave.	138	0	0		\$2,588.98	0.21%
5037-018-054	3797 S. Vermont Ave.	50	0	0		\$938.04	0.08%
5037-018-055	3825 S. Vermont Ave.	430	0	0		\$8,067.11	0.67%
5037-019-051	3901 S. Vermont Ave.	55	0	0		\$1,031.84	0.09%
5037-019-052	3905 S. Vermont Ave.	60	0	0		\$1,125.64	0.09%
5037-019-053	3911 S. Vermont Ave.	40	0	0		\$750.43	0.06%
5037-019-054	3913 S. Vermont Ave.	80	0	0		\$1,500.86	0.12%
5037-019-055	3917 S. Vermont Ave.	40	0	0		\$750.43	0.06%
5037-019-056	3919 S. Vermont Ave.	40	0	0		\$750.43	0.06%
5037-019-057	3923 S. Vermont Ave.	80	0	0		\$1,500.86	0.12%
5037-019-058	3925 S. Vermont Ave.	38	0	0		\$712.91	0.06%
5037-022-001	3929 S. Vermont Ave.	58	0	0		\$1,088.12	0.09%
5037-022-002	3933 S. Vermont Ave.	50	0	0		\$938.04	0.08%
5037-022-024	3937 S. Vermont Ave.	162	0	0		\$3,039.24	0.25%
5037-024-028	3955 S. Vermont Ave.	98	0	0		\$1,838.55	0.15%
5037-026-017	1007 W. Martin Luther King Jr. Blvd.	77	0	0		\$1,444.57	0.12%
5037-026-018	3985 S. Vermont Ave.	222	0	0		\$4,164.88	0.34%
5037-029-001	3760 S. Figueroa St.	321	0	0	363	\$14,141.57	1.17%
5037-029-002	3703 S. Figueroa St.	0	143	0	127	\$4,853.70	0.40%
5037-029-016	W. 37th Pl.	0	40	0		\$563.09	0.05%
5037-029-017	3721 S. Flower St.	121	101	0		\$3,691.84	0.31%
5037-029-018	3601 S. Flower St.	161	203	0		\$5,878.15	0.49%
5037-029-020	3702 S Figueroa St	245	600	0	192	\$17,337.24	1.44%
5037-030-022	3720 S. Flower St.	418	0	0		\$7,841.98	0.65%
5037-030-023	459 W. 38th St.	382	0	0		\$7,166.59	0.59%
5037-031-013	3800 S. Figueroa St.	75	0	0		\$1,407.05	0.12%
5037-031-014	3816 S. Figueroa St.	50	0	0		\$938.04	0.08%
5037-031-015	3822 S. Figueroa St.	50	0	0		\$938.04	0.08%
5037-031-016	S. Figueroa St.	50	0	0		\$938.04	0.08%
5037-031-017	3830 S. Figueroa St.	50	0	0		\$938.04	0.08%
5037-031-018	3836 S. Figueroa St.	50	0	0		\$938.04	0.08%
5037-031-019	3840 S. Figueroa St.	50	0	0		\$938.04	0.08%
5037-031-020	3844 S. Figueroa St.	50	0	0		\$938.04	0.08%
5037-031-021	3850 S. Figueroa St.	50	0	0		\$938.04	0.08%
5037-031-023	3800 S. Figueroa St.	75	0	0		\$1,407.05	0.12%
5037-032-022	3916 S. Figueroa St.	50	0	0		\$938.04	0.08%
5037-032-023	Figueroa St. & W. 38th St.	50	0	0		\$938.04	0.08%
5037-032-024	S. Figueroa St.	50	0	0		\$938.04	0.08%
5037-032-025	3930 S. Figueroa St.	50	0	0		\$938.04	0.08%
5037-032-026	S. Figueroa St.	50	0	0		\$938.04	0.08%
5037-032-027	3940 S. Figueroa St.	50	0	0		\$938.04	0.08%
5037-032-028	3944 S. Figueroa St.	50	0	0		\$938.04	0.08%
5037-032-029	S. Figueroa St.	50	0	0		\$938.04	0.08%
5037-032-030	3954 S. Figueroa St.	50	0	0		\$938.04	0.08%
5037-032-031	S. Figueroa St.	50	0	0		\$938.04	0.08%
5037-032-032	3964 S. Figueroa St.	50	0	0		\$938.04	0.08%

5037-032-033	3970 S. Figueroa St.	60	0	0		\$1,125.64	0.09%
5037-032-040	Figueroa St. & MLK Blvd	235	164	0		\$6,717.43	0.56%
5037-032-045	Figueroa St. & W. 39th St.	124	0	0		\$2,326.33	0.19%
5039-001-059	3100 S. Vermont Ave.	454	280	0		\$12,458.98	1.03%
5039-001-060	3115 Orchard	0	609	0		\$8,573.01	0.71%
5039-002-029	Vermont Ave.	0	0	59		\$458.82	0.04%
5039-002-030	1046 W. 36th St. (Vermont)	0	0	388		\$3,017.35	0.25%
5039-002-031	1027 W. 34th St., (Jefferson/Vermont)	0	1266	818		\$24,183.06	2.00%
5039-002-032	Jefferson Blvd.	0	50	0		\$703.86	0.06%
5039-002-034	3667 McClintock Ave. (Vermont/Expo.)	0	0	1314		\$10,218.56	0.85%
5039-003-027	925 W. 34th St. (Jefferson)	0	1012	0		\$14,246.12	1.18%
5039-003-028	817 W. 34th St. (Jefferson)	0	110	0		\$1,548.49	0.13%
5039-003-029	Jefferson Blvd.	0	188	0		\$2,646.51	0.22%
5039-003-030	Jefferson Blvd.	0	19	0		\$267.47	0.02%
5039-012-022	901 Exposition Blvd.	0	0	68		\$528.81	0.04%
5039-012-027	920 W. 37th St. (Exposition)	0	0	171		\$1,329.81	0.11%
5039-012-031	Exposition Blvd.	0	0	73		\$567.70	0.05%
5039-012-032	Exposition Blvd.	0	0	64		\$497.71	0.04%
5039-012-033	3730 McClintock Ave.(Exposition)	0	0	331		\$2,574.08	0.21%
5039-019-051	3131 McClintock	0	357	0		\$5,025.56	0.42%
5039-020-028	University Village	0	273	0		\$3,843.07	0.32%
5039-020-030	University Village	0	888	0		\$12,500.55	1.03%
5039-020-031		0	242	0		\$3,406.68	0.28%
5039-020-032	University Village	0	130	0		\$1,830.04	0.15%
5039-020-033	University Village	0	472	0		\$6,644.44	0.55%
5039-024-016	USC Campus (Fig., Expo.)	0	0	1882	1181	\$41,051.67	3.40%
5040-026-044	3115 S. Vermont Ave.	281	0	0		\$5,271.76	0.44%
5040-026-046	3031 S. Vermont Ave.	121	0	0		\$2,270.05	0.19%
5040-028-028	3585 S. Vermont Ave.	345	0	0		\$6,472.45	0.54%
5040-029-025	3607 S. Vermont Ave.	337	0	0		\$6,322.36	0.52%
5040-030-037	3651 S Vermont Ave.	180	0	0		\$3,376.93	0.28%
5040-031-038	116 W. 37th St. (Vermont)	336	0	0		\$6,303.60	0.52%
5040-032-033	1104 W. 37th Pl. (Vermont)	310	0	0		\$5,815.82	0.48%
5040-033-028	3771 S. Vermont Ave.	219	0	0		\$4,108.60	0.34%
5054-038-023	3025 S. Vermont Ave.	45	0	0		\$844.23	0.07%
5055-019-031	2131 S. Hoover	0	117	0		\$1,647.03	0.14%
5055-019-042	1208 W. 22nd St	0	256	0		\$3,603.76	0.30%
5055-020-001	2319 S. Hoover	0	122	0		\$1,717.42	0.14%
5055-020-027	2301 S. Hoover	0	118	0		\$1,661.11	0.14%
5055-021-025	2411 S. Hoover	0	59	0		\$830.55	0.07%
5055-021-026	2401 S. Hoover	0	59	0		\$830.55	0.07%
5055-021-027	1119 W. 25th Street	0	118	0		\$1,661.11	0.14%
5055-022-031	2501 S. Hoover	0	156	0		\$2,196.04	0.18%
5055-022-034		0	289	0		\$4,068.31	0.34%
5055-022-035	1177 West Adams Blvd.	0	138	0		\$1,942.65	0.16%
5055-024-015	1124 W. Adams	0	151	0		\$2,125.66	0.18%
5122-021-010		0	409	0		\$5,757.57	0.48%
5122-021-011		394	1126	0		\$23,242.64	1.92%
5122-022-002		0	779	0		\$10,966.13	0.91%
5122-030-020		0	680	0		\$9,572.49	0.79%
5123-001-002	2611 Portland St	0	0	100		\$777.67	0.06%

5123-001-004	948 W. Adams Blvd	0	0	200		\$1,555.34	0.13%
5123-001-402	2707 Portland St	0	50	0		\$703.86	0.06%
5123-001-404	2718 Hoover St	0	67	0		\$943.17	0.08%
5123-001-405	1005 W. 28th St	0	203	0		\$2,857.67	0.24%
5123-001-406	2636 S. Hoover	0	150	0		\$2,111.58	0.17%
5123-001-407		0	50	0		\$703.86	0.06%
5123-001-408	2600 Hoover St	0	58	0		\$816.48	0.07%
5123-008-014		0	0	60		\$466.60	0.04%
5123-008-015		0	0	64		\$497.71	0.04%
5123-008-016	3207 University Ave	0	131	0		\$1,844.11	0.15%
5123-008-018	3300 Hoover Blvd.	0	172	0		\$2,421.28	0.20%
5123-009-001	3201 S. Figueroa St.	0	155	0	60	\$3,524.01	0.29%
5123-009-002	S. Figueroa St.	0	0	0	40	\$894.70	0.07%
5123-009-003	3211 S. Figueroa St.	0	0	0	41	\$917.07	0.08%
5123-009-004	616 W. 32 St.	0	55	0		\$774.25	0.06%
5123-009-007	624 W. 32nd St.	0	50	0		\$703.86	0.06%
5123-009-008	3219 S. Figueroa St.	0	0	0	141	\$3,153.81	0.26%
5123-009-009	708 W. 32nd St.	0	0	129		\$1,003.19	0.08%
5123-009-010	645 W. Jefferson Blvd.	0	0	129		\$1,003.19	0.08%
5123-009-011	3233 S. Figueroa St.	0	0	0	141	\$3,153.81	0.26%
5123-009-012	3245 S. Figueroa St.	0	0	0	88	\$1,968.33	0.16%
5123-009-016	625 W. Jefferson Blvd.	0	59	0		\$830.55	0.07%
5123-009-017	665 W. Jefferson Blvd.	0	0	805		\$6,260.23	0.52%
5123-009-024	624 W. 32nd St.	0	50	0		\$703.86	0.06%
5123-009-025	621 W. Jefferson Blvd.	0	51	0		\$717.94	0.06%
5123-009-026	615 W. Jefferson Blvd.	0	50	0		\$703.86	0.06%
5123-009-027	Figueroa St. & Jefferson Blvd.	0	150	0	53	\$3,297.05	0.27%
5123-009-028	Royal St & 32nd Street sides	0	0	340		\$2,644.07	0.22%
5123-010-004	3025 S. Figueroa St.	0	0	0	120	\$2,684.09	0.22%
5123-010-012	3131 S. Figueroa St.	0	309	0	123	\$7,101.05	0.59%
5123-010-026	3101 S. Figueroa St.	0	0	0	180	\$4,026.14	0.33%
5123-010-027	3001 S. Figueroa St.	0	185	0	132	\$5,556.78	0.46%
5123-014-016	2929 S. Figueroa St.	0	160	0	113	\$4,779.87	0.40%
5123-014-021	2801 S. Figueroa St.	0	175	0	242	\$7,876.43	0.65%
5123-015-001	2701 S. Figueroa St.	0	170	0	100	\$4,629.87	0.38%
5123-015-016	2723 S. Figueroa St.	0	150	0	270	\$8,150.79	0.67%
5123-017-004	605 W. 27 St.	0	0	0	86	\$1,923.60	0.16%
5123-017-007	2601 S. Figueroa St.	0	0	839	280	\$12,787.52	1.06%
5123-017-008	746 W. Adams Blvd.	0	0	387		\$3,009.58	0.25%
5123-018-008	527 W. 27th St.	0	128	0	53	\$2,987.36	0.25%
5123-018-009	514 W. Adams Bl	131	5	0		\$2,528.04	0.21%
5123-018-014	2722 S. Figueroa St.	0	0	0	14	\$313.14	0.03%
5123-018-015	2722 S. Figueroa St.	0	107	0	62	\$2,893.04	0.24%
5123-018-020	W. 28th St.	0	50	0		\$703.86	0.06%
5123-018-022	W. 28th St.	0	57	0		\$802.40	0.07%
5123-018-023	2727 S. Flower St.	133	99	0		\$3,888.82	0.32%
5123-018-024	515 W. 27th St.	0	158	0		\$2,224.20	0.18%
5123-018-026	W. Adams Blvd.	0	20	0		\$281.54	0.02%
5123-018-030	524 W. Adams Blvd.	0	85	0	203	\$5,737.15	0.48%
5123-018-032	2718 S. Figueroa St.	0	0	0	66	\$1,476.25	0.12%
5123-018-033	2700 S. Figueroa St.	132	346	0	133	\$10,321.99	0.85%

5123-019-004	2828 S. Figueroa St.	0	176	0	73	\$4,110.41	0.34%
5123-019-005	2902 S. Figueroa St.	0	176	0	66	\$3,953.84	0.33%
5123-019-010	2913 S. Flower St.	62	50	0		\$1,867.02	0.15%
5123-019-011	2901 S. Flower St.	52	0	0		\$975.56	0.08%
5123-019-012	2901 S. Flower St.	53	155	0		\$3,176.28	0.26%
5123-019-014	2819 S. Flower St.	45	0	0		\$844.23	0.07%
5123-019-016	2813 S. Flower St.	53	0	0		\$994.32	0.08%
5123-019-019	2917 S. Flower St.	94	105	0		\$3,241.61	0.27%
5123-019-023	2912 S. Figueroa St.	0	161	0	198	\$6,695.18	0.55%
5123-019-025	2800 S. Figueroa St.	106	331	0	191	\$10,920.37	0.90%
5123-019-027	2823 S. Flower St.	58	140	0		\$3,058.93	0.25%
5123-020-001	3000 S. Figueroa St.	0	150	0	106	\$4,482.53	0.37%
5123-020-004	3100 S. Figueroa St.	0	150	0	159	\$5,668.00	0.47%
5123-020-005	516 W. 31st St.	0	55	0		\$774.25	0.06%
5123-020-006	510 W. 31st St.	0	65	0		\$915.02	0.08%
5123-020-007	3111 S. Flower St.	158	64	0		\$3,865.13	0.32%
5123-020-008	3019 S. Flower St.	155	22	0		\$3,217.61	0.27%
5123-020-009	505 W. 31st St.	0	50	0		\$703.86	0.06%
5123-020-010	511 W. 31st St.	0	50	0		\$703.86	0.06%
5123-020-011	515 W. 31st St.	0	50	0		\$703.86	0.06%
5123-020-016	3200 S. Figueroa St.	0	0	0	71	\$1,588.09	0.13%
5123-020-017	3200 S. Figueroa St.	0	178	0	71	\$4,093.83	0.34%
5123-020-018	515 W. 33rd St.	0	47	0		\$661.63	0.05%
5123-020-019	505 W. 33rd St.	0	45	0		\$633.47	0.05%
5123-020-020	503 W. 33rd St.	0	45	0		\$633.47	0.05%
5123-020-021	3131 S. Flower St.	150	22	0		\$3,123.81	0.26%
5123-020-022	3119 S. Flower St.	94	0	0		\$1,763.51	0.15%
5123-020-023	3120 S. Figueroa St.	0	0	0	101	\$2,259.11	0.19%
5123-020-024	3010 S. Figueroa St.	0	0	0	110	\$2,460.42	0.20%
5123-020-025	3026 S. Figueroa St.	0	135	0	101	\$4,159.53	0.34%
5123-020-028	512 W. 30th St.	147	165	0		\$5,080.56	0.42%
5123-021-001	3322 S. Figueroa St.	0	438	0	364	\$14,307.56	1.18%
5123-021-006	511 W. Jefferson Blvd.	0	50	0		\$703.86	0.06%
5123-021-007	504 W. 33rd St.	183	117	0		\$5,080.24	0.42%
5123-021-008	501 W. Jefferson Blvd.	180	69	0		\$4,348.25	0.36%
5123-022-026	3584 S. Figueroa St.	0	186	0	167	\$6,353.72	0.53%
5123-022-031	3540 S. Figueroa St.	291	0	0	391	\$14,205.04	1.18%
5123-022-034	3500 S. Figueroa St.	172	0	0	172	\$7,074.04	0.59%
5123-022-038	441 W. Exposition Blvd.	67	212	0		\$4,241.33	0.35%
5123-022-040		580	363	0	570	\$28,740.68	2.38%
5123-023-024	663 W. 34th St.	0	1024	0	311	\$21,371.32	1.77%
5124-001-004	2214 S. Hoover	0	57	0		\$802.40	0.07%
5124-001-011	2202 S. Hoover	0	119	0		\$1,675.19	0.14%
5124-001-012	2221 S. Union St	0	114	0		\$1,604.80	0.13%
5124-002-021	2023 S. Union Ave.	0	127	0		\$1,787.80	0.15%
5124-007-016	2300 S. Union St	0	105	0		\$1,478.11	0.12%
5124-007-017	2308 S. Union St	0	27	0		\$380.08	0.03%
5124-007-018	2312 S. Union St	0	52	0		\$732.01	0.06%
5124-007-019	2316 S. Union St	0	50	0		\$703.86	0.06%
5124-008-024	2400 S. Hoover	0	160	0		\$2,252.35	0.19%
5124-025-001	745 W. Adams Blvd.	0	0	150		\$1,166.50	0.10%

5124-025-009	26 St. James Park	0	0	208		\$1,617.55	0.13%
5124-025-010	17 Chester Place	0	0	273		\$2,123.03	0.18%
5124-026-004	649 W. Adams Blvd.	148	0	0		\$2,776.59	0.23%
5124-026-006	621 W. Adams Blvd.	0	0	98		\$762.12	0.06%
5124-026-008	641 W. Adams Blvd.	0	0	100		\$777.67	0.06%
5124-026-013	649 W. Adams Blvd.	0	0	140		\$1,088.74	0.09%
5124-026-014	2421 S. Figueroa St.	146	0	0		\$2,739.06	0.23%
5124-027-015	2424 S. Figueroa St.	180	0	0		\$3,376.93	0.28%
5124-027-016	2512 S. Figueroa St.	222	175	0		\$6,628.39	0.55%
5124-027-017	2498-251 S. Figueroa St.	120	0	0		\$2,251.29	0.19%
5124-028-006	W. 23rd St.	0	15	0		\$211.16	0.02%
5124-028-010	W. 23rd St.	0	59	0		\$830.55	0.07%
5124-029-011	W 23rd St & Adams Blvd	0	140	254		\$3,946.09	0.33%
5124-029-016	W. 23rd St.	0	173	0		\$2,435.35	0.20%
5124-029-017	W. 23rd St.	0	685	0		\$9,642.88	0.80%
5126-001-004	703 E. 18th St.	0	170	0		\$2,393.12	0.20%
5126-001-005	702 E. 17th St.	0	126	0		\$1,773.73	0.15%
5126-001-008	639 W. 18th St.	0	49	0		\$689.78	0.06%
5126-001-009	637 W. 18th St.	0	35	0		\$492.70	0.04%
5126-001-010	633 W. 18th St.	0	35	0		\$492.70	0.04%
5126-001-011	629 W. 18th St.	0	70	0		\$985.40	0.08%
5126-001-012	626 W. 17th St.	0	40	0		\$563.09	0.05%
5126-001-013	622 W. 17th St.	0	46	0		\$647.55	0.05%
5126-001-014	647 W. 18th St.	0	45	0		\$633.47	0.05%
5126-001-015	657 W. 18th St.	0	225	0		\$3,167.37	0.26%
5126-001-016	Georgia St.	0	50	0		\$703.86	0.06%
5126-001-017	1717 S. Figueroa St.	315	416	0		\$11,765.74	0.97%
5126-002-001	651 W. Washington Blvd.	0	276	0		\$3,885.31	0.32%
5126-002-002	631 W. Washington Blvd.	0	196	0		\$2,759.13	0.23%
5126-002-003	652 W. 18th St.	0	38	0		\$534.93	0.04%
5126-002-004	1812 S. Georgia St.	0	170	0		\$2,393.12	0.20%
5126-002-005	1816 S. Georgia St..	0	40	0		\$563.09	0.05%
5126-002-007	625 W. Washington Blvd.	0	226	0		\$3,181.45	0.26%
5126-002-008	1805 S. Figueroa St.	100	155	0		\$4,058.04	0.34%
5126-002-009	601 W. Washington Blvd.	246	195	0		\$7,360.19	0.61%
5126-002-013	S. 18th St.	0	218	0		\$3,068.83	0.25%
5126-002-014	1801 Georgia St.	0	230	0		\$3,237.75	0.27%
5126-003-015	646 W. Washington Blvd.	0	265	0		\$3,730.46	0.31%
5126-003-016	1901 S. Figueroa St.	176	573	0		\$11,368.12	0.94%
5126-003-017	1929 S. Figueroa St.	132	140	0		\$4,447.22	0.37%
5126-003-018	Lovelace Ave.	0	140	0		\$1,970.81	0.16%
5126-003-019	1940 Lovelace Ave.	0	307	0		\$4,321.70	0.36%
5126-003-024	1945 S. Figueroa St.	100	0	0		\$1,876.07	0.16%
5126-003-025	2023 S. Figueroa St.	180	254	0		\$6,952.54	0.58%
5126-003-026	2105 S. Figueroa St.	295	163	0		\$7,828.99	0.65%
5126-003-028	2001 S. Figueroa St.	181	59	0		\$4,226.24	0.35%
5126-003-029	1932 Lovelace Ave.	85	50	0		\$2,298.52	0.19%
5126-005-001	520 W. 23rd St.	0	98	0		\$1,379.57	0.11%
5126-005-002	500 W. 23rd St.	0	160	0	60	\$3,594.40	0.30%
5126-005-003	2309 S. Flower St.	0	0	0	60	\$1,342.05	0.11%
5126-005-004	2315 S. Flower St	0	0	0	60	\$1,342.05	0.11%



5126-005-005	S. Flower St.	0	0	0	60	\$1,342.05	0.11%
5126-005-006	2327 S. Flower St.	0	0	0	60	\$1,342.05	0.11%
5126-005-007	S. Flower St.	0	0	0	83	\$1,856.50	0.15%
5126-006-004	516 W. 22nd St.	0	50	0		\$703.86	0.06%
5126-006-007	2222 S. Figueroa St.	0	50	0		\$703.86	0.06%
5126-006-013	2200 S. Figueroa St.	100	200	0		\$4,691.51	0.39%
5126-006-014	2212 S. Figueroa St.	63	0	0		\$1,181.92	0.10%
5126-006-016	2222 S. Figueroa St.	120	250	0		\$5,770.58	0.48%
5126-006-017	2209-221 S. Flower St.	110	104	0		\$3,527.71	0.29%
5126-006-018	2209-221 S. Flower St.	173	68	0		\$4,202.85	0.35%
5126-007-008	2001-202 S. Flower St.	117	138	0		\$4,137.66	0.34%
5126-007-011	514 E. 21st St.	0	60	0		\$844.63	0.07%
5126-007-019	510 W. 20th St.	117	126	0		\$3,968.73	0.33%
5126-007-022	2100 S. Figueroa St.	220	360	0		\$9,195.15	0.76%
5126-007-033	2000 S. Figueroa St.	247	330	0		\$9,279.37	0.77%
5126-007-034	517 W. 22nd St.	110	181	0		\$4,611.65	0.38%
5126-007-035	2119 S. Flower St.	110	92	0		\$3,358.78	0.28%
5126-008-008	1936-40 S. Figueroa St.	60	0	0		\$1,125.64	0.09%
5126-008-009	1941 S. Flower St.	100	134	0		\$3,762.42	0.31%
5126-008-011	1936 S. Figueroa St.	60	0	0		\$1,125.64	0.09%
5126-008-017	1944 S. Figueroa St.	111	170	0		\$4,475.56	0.37%
5126-008-018	1916 S. Figueroa St.	689	301	0		\$17,163.37	1.42%
5126-009-002	1834 S. Figueroa St.	50	0	0		\$938.04	0.08%
5126-009-003	1830 S. Figueroa St.	50	0	0		\$938.04	0.08%
5126-009-004	1826 S. Figueroa St.	50	0	0		\$938.04	0.08%
5126-009-005	1800 S. Figueroa St.	98	155	0		\$4,020.51	0.33%
5126-009-006	1801 S. Flower St.	48	150	0		\$3,012.09	0.25%
5126-009-012	1833 S. Flower St.	50	0	0		\$938.04	0.08%
5126-009-013	1837 S. Flower St.	50	0	0		\$938.04	0.08%
5126-009-014	1841 S. Flower St.	62	0	0		\$1,163.16	0.10%
5126-009-015	501 W. Washington Blvd.	71	150	0		\$3,443.59	0.29%
5126-009-016	1829 S. Flower St.	50	0	0		\$938.04	0.08%
5126-009-018	1842 S. Figueroa St.	144	135	0		\$4,601.96	0.38%
5126-010-005	1706 S. Figueroa St.	67	0	0		\$1,256.97	0.10%
5126-010-006	1721 S. Flower St.	15	0	0		\$281.41	0.02%
5126-010-007	1708 S. Figueroa St.	104	155	0		\$4,133.08	0.34%
5126-010-008	1721 S. Flower St.	58	135	0		\$2,988.54	0.25%
5126-011-013	1834 S. Flower St.	58	0	0		\$1,088.12	0.09%
5126-011-014	1828 S. Flower St.	58	0	0		\$1,088.12	0.09%
5126-011-015	1820 S. Flower St.	34	0	0		\$637.86	0.05%
5126-011-016	1816 S. Flower St.	50	0	0		\$938.04	0.08%
5126-011-017	1812 S. Flower St.	50	0	0		\$938.04	0.08%
5126-011-020	1800 S. Flower St.	100	121	0		\$3,579.41	0.30%
5126-017-017	2300 S. Flower St.	0	296	0	479	\$14,880.85	1.23%
5126-017-018	2400 S. Flower St.	0	197	0	557	\$15,231.87	1.26%
5126-018-032	319 W. Adams Blvd.	0	190	0		\$2,674.67	0.22%
5126-018-035	2500 S. Hope St.	0	190	0		\$2,674.67	0.22%
	Total All Non-Government Parcels					\$1,066,776.82	88.32%
	Total All Government Parcels					\$141,020.18	11.68%
	Total All Parcels					\$1,207,797.00	100.00%